



**Queens Drive, West Acton, London W3 0HA**  
**Price £925,000 Freehold - No Chain**

**A well-presented 4-bedroom end-of-terrace house on three floors with garage at the rear and an extra parking space. There is a front garden and a lovely south-facing rear lawn garden of approx 87ft.**

The property comprises an entrance hall, front reception room, wide rear reception room with access to the rear garden, fitted kitchen, 4 bedrooms, family bathroom / WC with a shower, and an en suite shower room .

Outside is a front garden, a lovely south-facing rear lawn garden of approx 87ft with paved terrace and a garage at the rear with extra parking space.

Situated in a sought-after location, on the popular **Hanger Hill Garden Estate** a conservation area, just a short step from **West Acton** station, within easy reach of **North Ealing** station and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre.

Local road connections include A40 and the M4 & M40 motorways.

Local schools include Acton High, West Acton Primary, Ellen Wilkinson High, Twyford CofE High, Derwentwater & St Vincent's Primaries and The Japanese School.

# Queens Drive, London, W3

Approximate Area = 1237 sq ft / 114.9 sq m

Including Limited Use Area(s) = 174 sq ft / 16.1 sq m

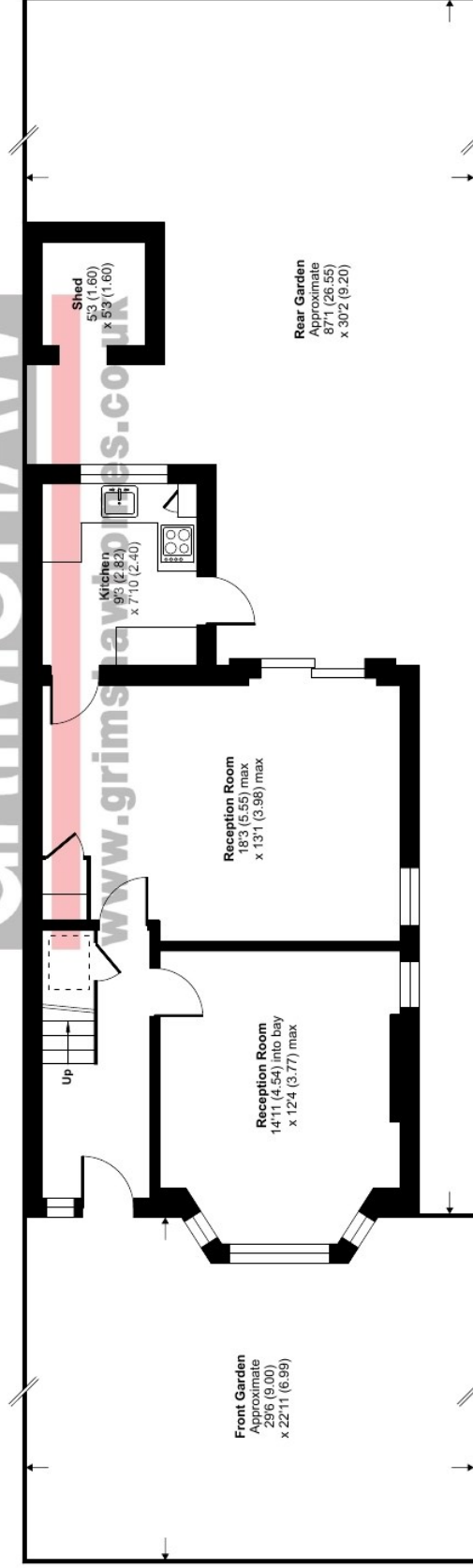
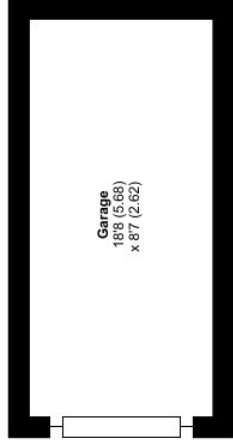
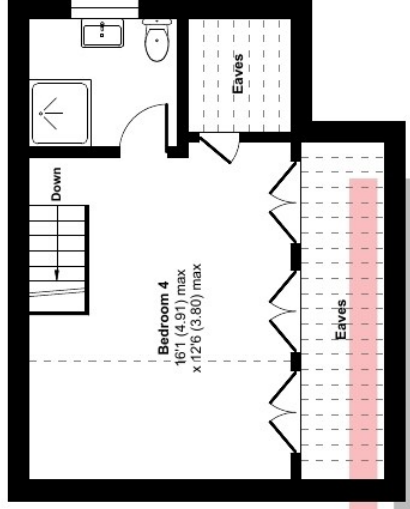
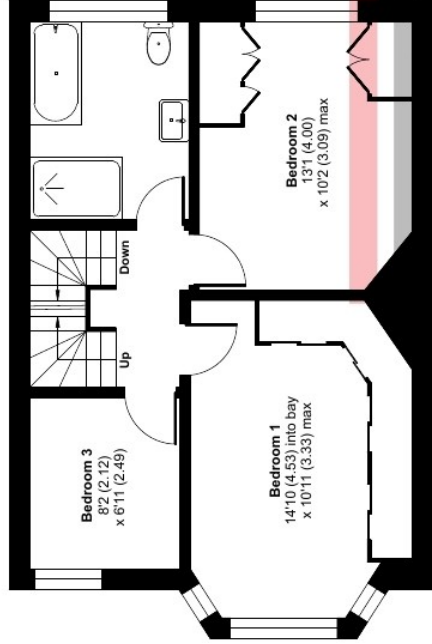
Garage = 160 sq ft / 14.8 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 1598 sq ft / 148.4 sq m

For identification only - Not to scale

Denotes restricted head height



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EPC Rating = D

Council tax band = G (£3,401.70 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Garage at the rear with an extra parking space. Controlled parking zone (West Acton Zone Z)

Accessibility: internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All subject to confirmation

**VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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